169.0	0007	0019.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	734,000 /	734,000
					USE VALUE:	734,000 /	734,000
					ASSESSED:	734,000 /	734,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DESROSIERS JOSEPH M
Owner 2:	DOLAN AMY V
Owner 3:	
Street 1:	25 VALENTINE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FAIBER NEIL -
Owner 2:	FAIBER LEORA -
Street 1:	39 COLUMBIA ST #1
Twn/City:	BROOKLINE
St/Prov:	MA Cntry:
Postal:	02446

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1932, having primarily Brick Veneer Exterior and 1265 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	335,000		399,000	734,000
Total Card	0.115	335,000		399,000	734,000
Total Parcel	0.115	335,000		399,000	734,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 580.24 | /Parcel: 580.2

Legal Description

User Acct 112158

GIS Ref

GIS Ref

Insp Date 08/21/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 169.0-0007-0019.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	335,000	0	5,000.	399,000	734,000	734,000	Year End Roll	12/18/2019
2019	101	FV	302,700	0	5,000.	399,000	701,700	701,700	Year End Roll	1/3/2019
2018	101	FV	309,000	0	5,000.	336,300	645,300	645,300	Year End Roll	12/20/2017
2017	101	FV	309,000	0	5,000.	307,800	616,800	616,800	Year End Roll	1/3/2017
2016	101	FV	309,000	0	5,000.	262,200	571,200	571,200	Year End	1/4/2016
2015	101	FV	271,200	0	5,000.	228,000	499,200	499,200	Year End Roll	12/11/2014
2014	101	FV	271,200	0	5,000.	210,900	482,100	482,100	Year End Roll	12/16/2013
2013	101	FV	271,200	0	5,000.	200,600	471,800	471,800		12/13/2012

!13086!

PRINT

Date	Time
12/11/20	03:05:44

LAST REV

Date	Time
04/09/19	12:20:11

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13086

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FAIBER NEIL,	71306-35	1	7/12/2018		750,000	No	No		
FAIBER CHARLES	50526-56		12/27/2007	Family	1	No	No		
VIGEANT JOHN A	49531-356		5/31/2007		527,000	No	No		
DOHERTY PATRICI	45094-477		4/29/2005		400,000	No	No		
	11842-540		6/9/1970		27,900	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/3/1999	314	Manual	3,600					REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2019	SQ Returned	JO	Jenny O
8/21/2018	Inspected	CC	Chris C
7/24/2018	MEAS&NOTICE	CC	Chris C
12/3/2008	MLS	MM	Mary M
12/2/2008	Meas/Inspect	355	PATRIOT
8/7/2007	MLS	HC	Helen Chinal
9/13/2005	MLS	HC	Helen Chinal
12/14/1999	Meas/Inspect	243	PATRIOT
7/16/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	112158
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	7									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK/GOLD		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.01662827
Adj $ / SQ:	171.556
Other Features:	84445
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	351191
Depreciation:	16155
Depreciated Total:	335036

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

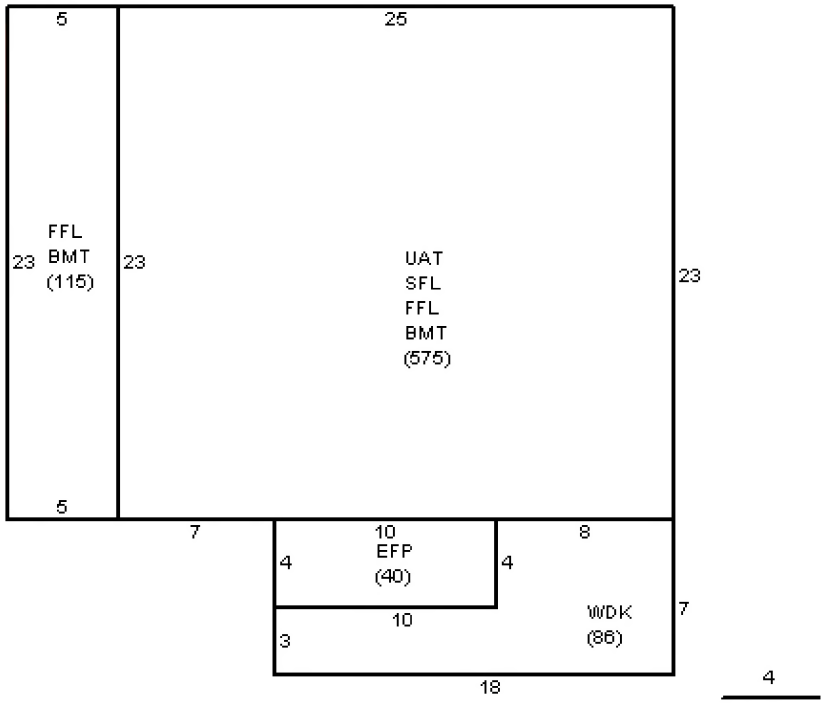
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	690	51.470	35,512
FFL	First Floor	690	171.560	118,374
SFL	Second Floor	575	171.560	98,645
UAT	Upper Attic	144	68.620	9,864
WDK	Deck	86	16.270	1,399
EFP	Enclos Porch	40	73.810	2,952

Net Sketched Area:	2,225	Total:	266,746
Size Ad	1265	Gross Are	2656	FinArea	1265
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	171.56
Special Features:	0	Val/Su Net:	150.56
Final Total:	335000	Val/Su SzAd	264.82

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

169.0-0007-0019.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	